

Staff Summary Report



Hearing Officer Hearing Date: July 17, 2007

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by the **LULLING RESIDENCE (PL070255)** located at 1120 East Redondo Circle for one (1) use permit.

DOCUMENT NAME: 20070717dsjc02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **LULLING RESIDENCE (PL070255)** (Curt Wilt/Architect, applicant; Thomas Lulling, property owner) located at 1120 East Redondo Circle in the R1-6, Single Family Residential District for:

ZUP07080 Use permit standard to reduce the rear yard setback by twenty percent (20%) from the required fifteen (15) feet to twelve (12) feet.

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

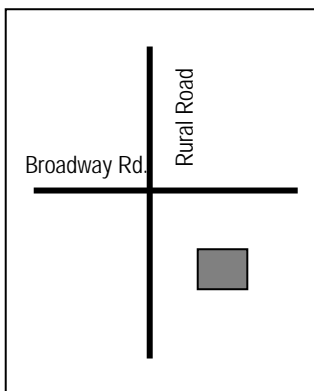
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions (1 – 2).

ADDITIONAL INFO: The Lulling Residence is before the Hearing Officer to request a use permit standard to reduce the rear yard setback by twenty percent (20%) from the required fifteen (15) feet to twelve (12) feet to accommodate an addition to the existing single-family structure. Staff is recommending approval of the use permit as proposed in that the addition's nominal deviation from the required setback is compatible with the neighborhood and complies with the approval criteria for use permits. To date, no public input to this request has been received.



PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval; Conditions of Approval; History & Facts
3. Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site Plan / Floor Plan
5. Floor Plan / Elevation(s)
- 6-7. Staff Photograph(s)

COMMENTS:

The Lulling Residence is before the Hearing Officer to request a use permit standard to reduce the rear yard setback by twenty percent (20%) from the required fifteen (15) feet to twelve (12) feet to accommodate an addition to the northwest corner of an existing single-family structure. The applicant indicates the reduction of the rear yard setback for the proposed addition is necessitated due to the angled lot configuration forcing the addition to protrude three (3) feet into the required rear yard setback. Staff believes that the use permit is the best solution for the applicant's circumstances.

Use Permit

The Zoning and Development Code requires a use permit for a deviation from the required rear yard setback of 15'-0", not to exceed 20% or to 12'-0" in the R1-6, Single-Family Residential District. The proposed addition is approximately four-hundred and eighty-five square feet (485 s.f.) in building area and twelve feet, nine inches (12'-9") in height. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding the uses.

Conclusion

Staff recommends approval of the use permit as submitted.

REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.
2. The building addition shall match the existing residence in design, color and materials.

HISTORY & FACTS: None pertinent to this request.

DESCRIPTION:

Owner – Thomas Lulling
Applicant – Curt Wilt, Architect
Existing zoning – R1-6, Single Family Residential District
Required rear yard setback – 15'
Proposed rear yard setback – 12'
Lot Size – 11,504 s.f. / .26 acres
Existing Home Area – 1,674 s.f.
Proposed Addition Area – 485 s.f.
Proposed Accessory Building Height – 12'-9"

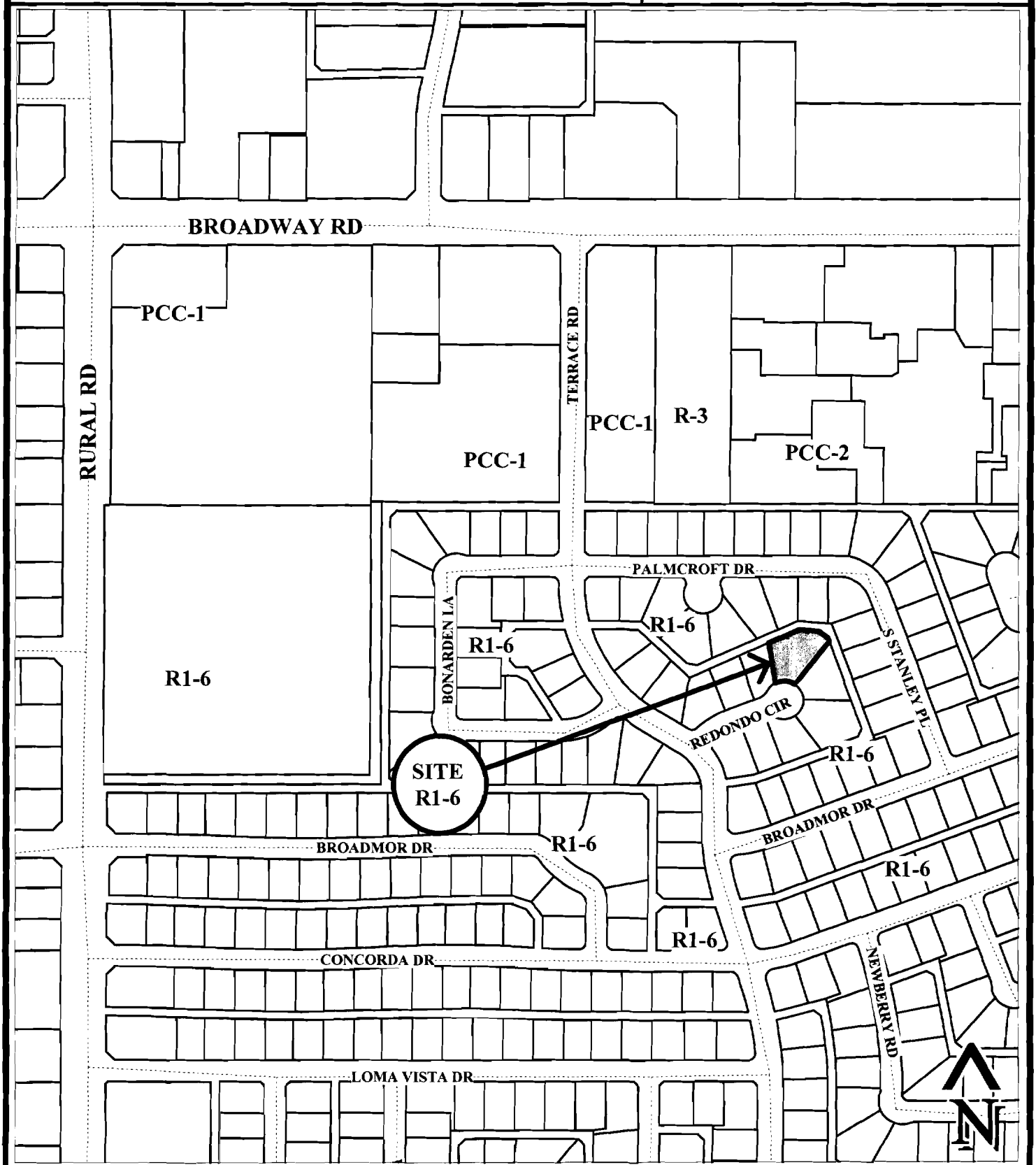
**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts
Part 6, Chapter 3, Section 6-308 – Use Permit

LULLING RESIDENCE

PL070255





LULLING RESIDENCE (PL070255)

LETTER OF EXPLANATION

City of Tempe
Development Services
Planning Department
I.E. Use Permit Application


June 17, 2007

To the Officer / Board / Commission:

The intent of this project is simple. It is simply a need for more space. A growing family would like to improve their property and make their permanent home more functional. Due to the angled lot the proposed corner of the new addition would protrude 3 feet into the established 15 foot rear yard setback requirement. Due to plumbing issues and fire egress codes the proposed plan is the best solution in regards to function, design, as well as costs. The design of the structure is tied into the current look of the dwelling as well as within the surrounding neighborhood content. There will be no disruption to vehicular or pedestrian traffic.

Thank you for your time and consideration,

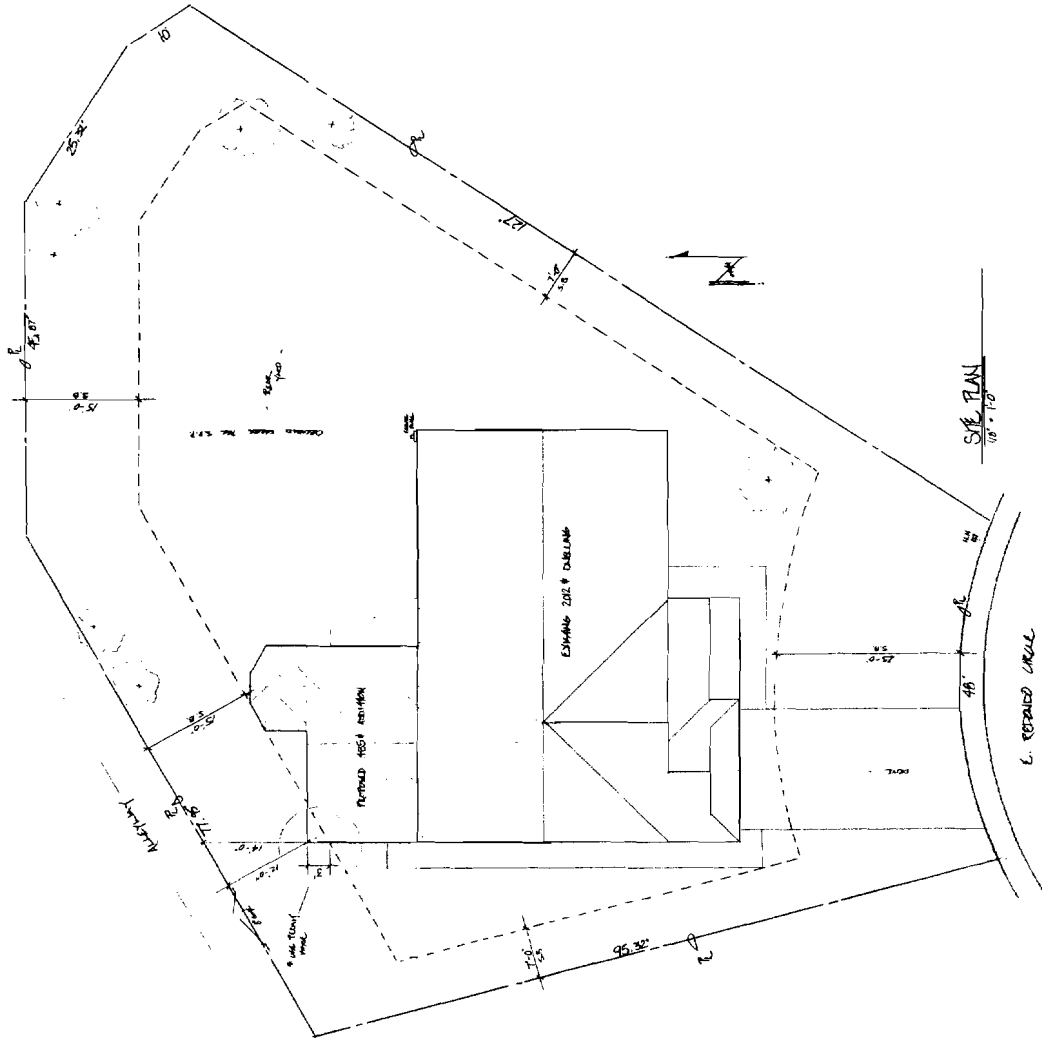
Signed,



Applicant.

* REQUESTING USE PERMIT STANDARD REDUCTION OF 20%
FOR REAR YARD SETBACK OF 15' TO 12'.

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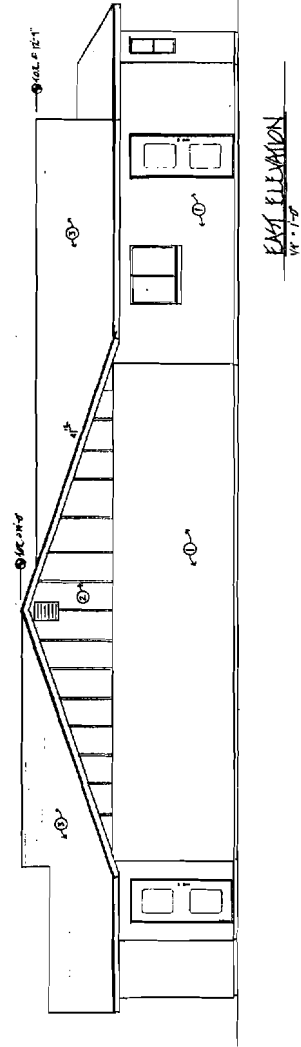
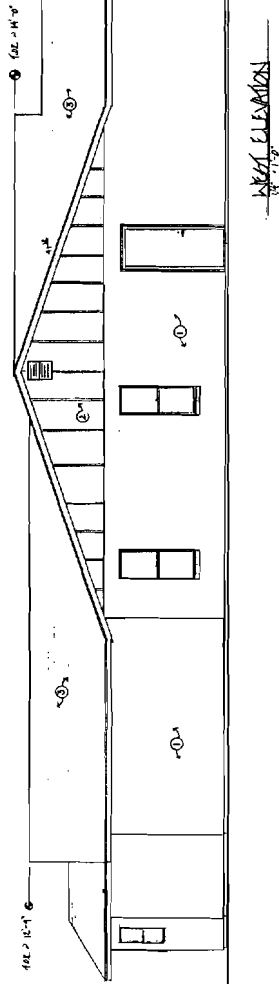
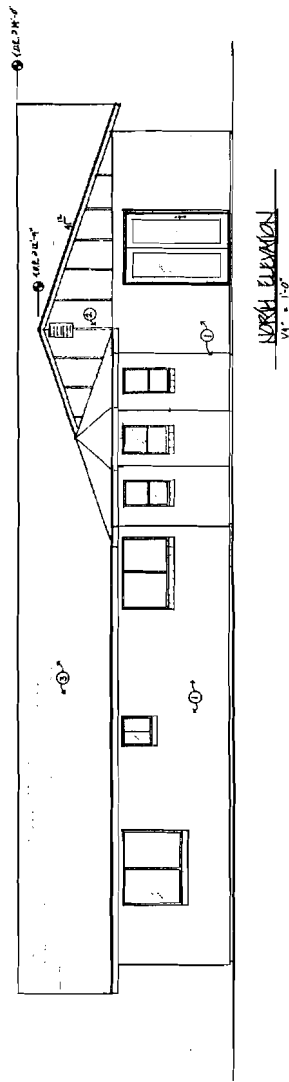


ALL BUILDING REQUIREMENTS

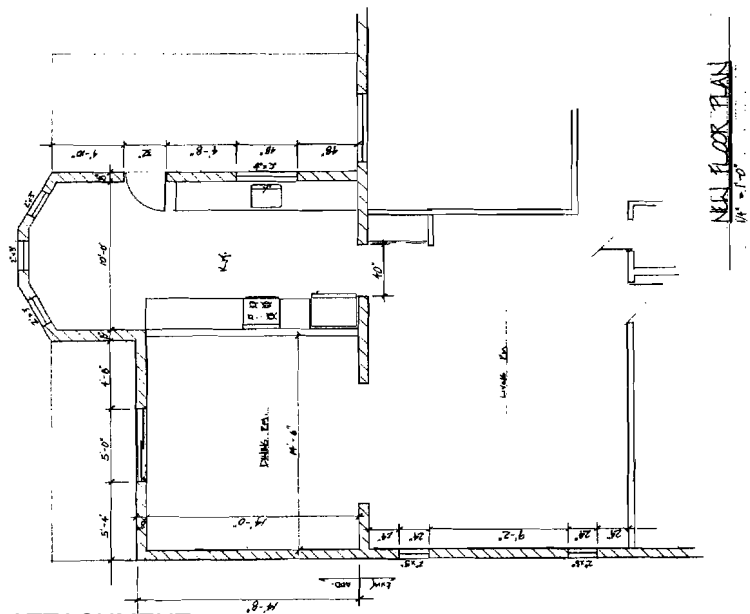
- 100' x 170' BUILDING FOOTPRINT
- 10' REAR SETBACK
- 10' SIDE SETBACK
- 10' FRONT SETBACK
- 200' x 200' DISTANCE
- 10' REAR YARD
- 10' SIDE YARD
- 10' FRONT YARD



EXISTING FLOOR PLAN



NOTES:
 1. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO.
 2. ALL WINDOWS SHALL BE DOUBLE GLAZED.
 3. ALL DOORS SHALL BE DOUBLE GLAZED.





LULLING RESIDENCE

1120 E. REDONDO CIRCLE

PL070255

FRONT OF RESIDENCE



LULLING RESIDENCE

1120 E. REDONDO CIRCLE

PL070255

REAR OF PROPERTY